

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, January 5, 2009

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin,
R. Hall, K. Holt, P. Kochenburger,

P. Plante, B. Pociask, B. Ryan

Alternates present: M. Beal, G. Lewis, L. Lombard

Staff present: G. Padick, Director of Planning, C. Hirsch, Zoning
Agent

Chairman Favretti called the meeting to order at 7:15 p.m. He appointed alternates to act in the following order, if needed: Beal, Lewis and then Lombard.

Minutes:

12/15/08- Hall MOVED, Gardner seconded, to approve the 12/15/08 minutes as written. MOTION PASSED with all in favor except Kochenburger who disqualified himself. Pociask noted that he listened to the tapes.

Old Business:

1. **3-Lot Subdivision Application, Bassetts Bridge & South Bedlam Rds, Mansfield Hollow Estates, File # 1278 (M.A.D. 2/13/09)**

Tabled, awaiting revised plans.

2. **Site Modification Request Proposed Replacement of Existing Commercial Building at Corner of Storrs and Bassetts Bridge Roads.**

The revised plans submitted have been referred to staff. Reports are expected prior to the next meeting from the Fire Marshal, Assistant Town Engineer and Director of Planning. Item was tabled.

3. **Discussion regarding the definition of lot as it applies to property on a Town Line.**

Padick briefly summarized his 12/30/08 report. Gardner MOVED, Hall seconded, that the Planning and Zoning Commission modify the 11/17/08 action to add a 4th condition to read as follows: As documented in a 12/30/08 letter from Attorney Schrager, the subject parcel in Mansfield and Chaplin shall be subject to the same

subdivision restrictions and covenants placed on lots in the abutting Aurora Estates Subdivision and in addition a 50 foot wide conservation easement, based on the Town's model format, shall be placed adjacent to lots 2, 3, and 4 of the Aurora Estates Subdivision.

MOTION PASSED with all in favor except Goodwin and Holt who abstained.

4. Request for Bond Releases:

a. Fellows Estates, File # 1230

Holt MOVED, Hall seconded, that the Planning and Zoning Commission authorize the Director of Planning to take appropriate action to release \$24,000 plus accumulated interest that served as a maintenance bond for subdivision improvements in the Fellows Estates Subdivision. The subject bond release shall not take place until it is confirmed that trail access locations on Monticello Lane and Storrs Road have been appropriately marked and until it is confirmed that trees planted in 2008 have a one (1) year warrantee. MOTION PASSED with all in favor except Lewis who disqualified himself.

b. Wildrose II Estates, Files #1113-2, 1113-3

Holt MOVED, Gardner seconded, that the Planning and Zoning Commission authorize the Director of Planning to take appropriate action to release \$63,400 plus accumulated interest from the two maintenance bonds in the Wild Rose Estates Subdivision. \$10,000 shall be retained to ensure that all landscaping and, as appropriate, trail work are in acceptable condition next spring, and to address any erosion and sedimentation issues associated with landscaping and drainage work. A new bond agreement shall be executed for this revised bond. MOTION PASSED UNANIMOUSLY.

5. Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue.

Item tabled awaiting staff meeting with primary property owners.

6. Proposed Telecommunication Tower in southern Mansfield

Item tabled, awaiting staff review.

Scheduled Business:

Zoning Agent's Report

Items A - D were noted. Hirsch stated that Hall submitted more information on the use of the site for his own business as a contractor. Hirsch will present all the information he has gathered

regarding the Hall site at the next meeting. Hirsch also noted that he was contacted by the DeBoer family, and he is hopeful he'll be allowed to move forward with information gathering at their site.

New Business:

1. Draft Environmental Impact Statement, North Hillside Road Ext. Public Hearing Thursday, January 29, 2009, 7pm at Bishop Center

Item_tabled-under staff review.

2. 2009/2010 Budget Submission

Padick reviewed with the Commission the changes he proposed to the 2009/10 budget. Holt MOVED, Hall seconded, to accept the proposed 2009/2010 IWA/PZC budget. MOTION PASSED UNANIMOUSLY.

3. Proposed lot line revision, Windwood Acres Subdivision

Mark Peterson of Gardner and Peterson Associates and Attorney Samuel Schrage were present to represent the applicant. Gardner MOVED, Holt seconded, that the Planning and Zoning Commission approve a revision of lot lines for lots 13, 16 and 17 in the Windwood Acres Subdivision as depicted on subdivision plans revised to 12/12/08. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

Favretti noted the next Regulatory Review Committee meeting was set for 2/10/09 at 1 p.m. and a field trip is set for 1/12/09 at 1 p.m.

Communications and Bills:

Padick called particular attention to item #2 regarding the 12/18/08 presentation about the Willimantic River Study. He noted that documents from the full presentation are available in his office for anyone who is interested in more information.

Adjournment:

Favretti declared the meeting adjourned at 7:57 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary